
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: February 1, 2006

SITE PLAN: **AFP-06-002**

TITLE: Farber Residence

REQUEST: **AMENDMENT TO FINAL PLAN APPROVAL**

ADDRESS: 712 Gatestone Street, Lot 44, Block H,
Lakelands

ZONE: MXD (Mixed Use Development)

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as applicable)

Property Owners: Todd and Ivey Farber

Applicant/Contractor: Primo Builders – Darren Kaufman

STAFF PERSON: Jacqueline Marsh, Planner

Enclosures:

Staff Comments

Exhibit 1: Application

Exhibit 2: Site Location Map

Exhibit 3: Original house location plat

Exhibit 4: House location plat with proposed front porch

Exhibit 5: Elevations and details of proposed front porch

Exhibit 6: Lakelands Community Association's DRC approval letter, dated November 8, 2005

STAFF COMMENTS

The subject property, 712 Gatestone Street, Lot 44, Block H, is located south of Lake Varuna Drive in the Lakelands subdivision (Exhibit #2). It is in the MXD (Mixed Use Development) Zone. The applicant is proposing to add a 168 square foot front porch. Planning Commission approval for this application is required because the porch, which has a roof, will be expanding the footprint of the structure.

The applicant is proposing a 28-foot by 6-foot front porch, which will run the length of the front of the house. The decking will be treated framing with white cedar portico decking and the roof will be a red metal standing seam. The applicant has received approval for the porch from the Lakelands Community Association's Design Review Committee (Exhibit #6).

Staff finds this application in conformance with §24-170 and §24-172, Chapter 24 of the City Ordinance and recommends approval.

MINOR AMENDMENT TO FINAL PLAN STAFF APPROVAL APPLICATION

Minor changes to the site plan, landscape plan or architectural elevations
 In accordance with Chapter 24, Article V, Section 24-172 of the City Code

AFP-06-002

Application #	STF-06-001
Date Filed	1-5-06
Total Fee	80.00 pd.

300.00
 - 80.00

 220.00 due

This application may be referred to the City Planning Commission for review as a Consent Item or a formal Amendment to Final Plan Review at the discretion of the Planning Department. For Planning Commission reviews, the appropriate fee will be required.

1. SUBJECT PROPERTY

Project Name Farber - Primo Builders Inc.
 Street Address 712 Gatestone Drive St
 Zoning _____ Historic area designation ☐ Yes ☒ No
 Lot 44 Block H Subdivision Lakelands
 Tax Identification Number (MUST BE FILLED IN) 20-1146568

2. APPLICANT

Name Primo Builders Inc.
 Street Address 614 Still Creek Lane Suite No. _____
 City Gaithersburg State MD Zip Code 20878
 Telephones: _____ Work (301) 908-3937 Daytime Same

3. CITY PROJECT NUMBER

Original Site Plan Number _____
 Name of previously approved Final Plan _____

4. WORK DESCRIPTION

Changes requested: A front porch will be constructed using white vinyl maintenance free materials. Decking will be treated framing with cedar porcho decking. The roof will be a red metal standing seam.

5. PRIMARY USE

☐ Mixed Use ☐ Non-Residential ☒ Residential

6. PROPOSED UNIT TYPE

☐ Mixed Use ☐ Retail/Commercial ☐ Other
☐ Office/Professional ☒ Residential Multi-Family
☐ Restaurant ☒ Residential Single Family

#8000

SUBMISSION REQUIREMENTS

1. Documents and Fee

- ☒ Five (5) copies (**folded to 8 1/2 x 11**) of proposed amendment
- ☒ One (1) print of previously approved plan
- ☒ Two (2) copies of this application
- ☒ Copies of notification forms given to adjacent property owners
- ☒ Community Architect Office (CAO) approval letter (Kentlands only)
- ☒ Architectural Review Committee approval letter (Lakelands only)
- ☐ Appropriate fees (see fees schedule)
- ☐ One (1) print of original approved sediment control plan (only if changes are to grading or pavement)

2. Highlight all changes on the proposed amendment plans.

3. Submit the complete package by the cut-off date which is the Wednesday (at noon) preceding the regular Thursday review meeting. Incomplete packages will not be accepted.

4. Address the staff comments within 60 days of receipt. Otherwise, the staff approval will become void and the applicant must refile both application and plans.

ADDITIONAL INFORMATION

GAITHERSBURG CITY CODE, Chapter 24, Article V, Section 24 - 172

C. Minor amendment requests.

1. Requests for minor amendments shall be filed with and acted upon by the planning director or his/her designee. Requests for minor amendment include:
 - a. Resiting or relocation of buildings or structures including, but not limited to, garages and accessory structures on not more than three (3) contiguous lots, including moving or rotation of a building or structure's footprint, provided such moving or rotation does not shift a building or structure's footprint more than ten (10) feet in any direction.
 - b. Resiting of a lot with a house type previously approved by the City Planning Commission.
 - c. Approval of retaining walls/fences and other enclosures.
 - d. Minor revisions to building elevation and site plan details which do not add onto buildings or expand footprints of previously approved buildings (other than item b above).
 - e. Minor signage changes or additions.
 - f. Minor landscaping or pedestrian and sidewalk access revisions.
 - g. Addition of easements and parking areas or correction of easement and parking area location.
 - h. Revision to forest conservation plan.
 - i. Revisions or amendments delegated by the City Planning Commission.
2. Public hearings of the Planning Commission are not required for a minor amendment, provided, however, the planning director or his/her designee shall, upon request, meet with the applicant and interested parties or consider written comments on the amendment.
3. A minor amendment can only be granted if:
 - a. The amendment does not violate the development standards of the property's zoning or increase the lawful nonconformity of any lot or building; and
 - b. The amendment is in general harmony with the architectural and site design characteristics of the approved site development plan; and
 - c. The amendment will not substantially impair the intent, purpose or integrity of the neighborhood or the planning documents for the applicable area.
4. The decision of the planning director (or designee) may be appealed to the City Planning Commission if filed with the Planning and Code Administration, in writing, within fifteen (15) days after the decision is mailed by the planning director. The Planning Commission, in its discretion, may hold a public hearing on the decision of the planning director, or order written statements and oral argument in lieu of public hearing. The Planning Commission may approve, approve with modifications, or disapprove the requested amendment(s) and shall state the reasons for its action. (Res. No. R-19-66; Ord. No. O-15-93, 11-1-93)

I hereby certify that I have read and examined this application and that all statements are true and correct; furthermore, I certify that I am the Owner or Lessee of the property, or Agent or either, or the licensed Engineer, Architect, or Contractor employed in connection with this proposed work, and that the proposed work is authorized by the Owner in fee, and I am authorized to make such application.

Applicant's Name (*please print*) Darren Kaufman

Applicant's Signature [Signature] Date 1-5-06

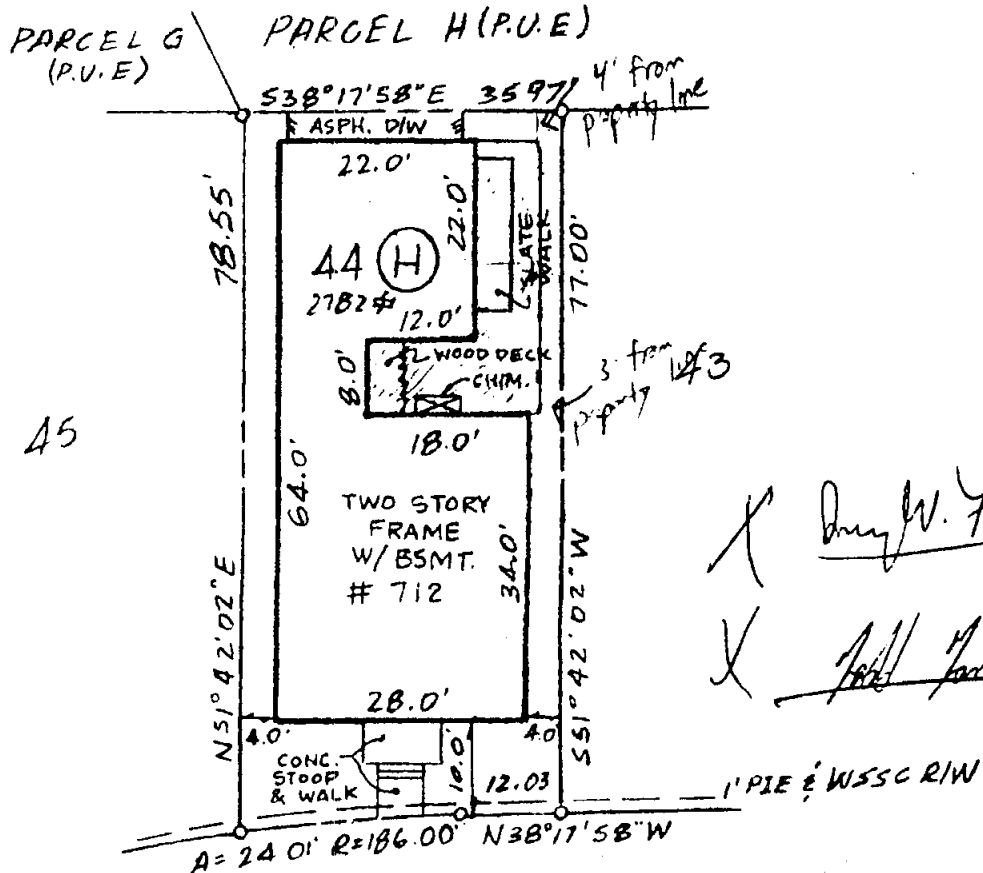
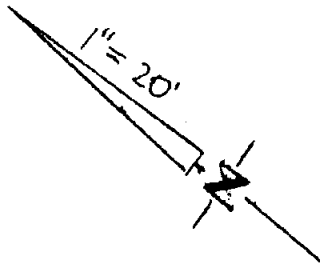
Daytime Telephone (301) 908-3937



HOUSE LOCATION DRAWING
LOT 44 BLOCK "H"
AS SHOWN ON A PLAT ENTITLED
PLAT 26

LAKELANDS

SECTION 2 PHASE 1
LOTS 23-44 AND PARCEL H, BLOCK H
AND LOTS 13, 14, 24 AND 25, BLOCK J
CITY OF GAITHERSBURG
GAITHERSBURG (9TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
PLAT BOOK: 192 PLAT NO: 20977



GATESTONE STREET (64 R/W)

BLDG PERMIT NO. P.I.B. 000562

NOTE TO CONSUMER

THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING, AND IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS, AND DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.

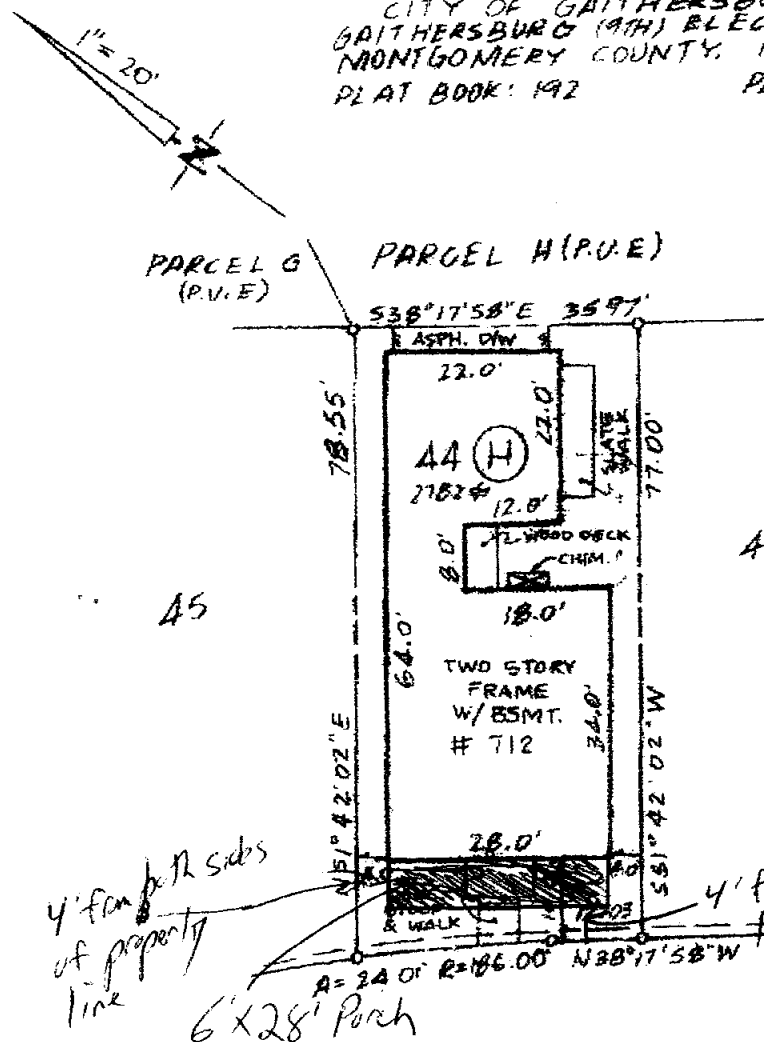
NOTE: ALL DIMENSIONS FROM PROPERTY LINE TO PROPERTY LINE

453221

Farber - NVR

LAKE LANDS

SECTION 2 PHASE 1
LOTS 23-44 AND PARCEL H, BLOCK H
AND LOTS 13, 14, 24 AND 25, BLOCK J
CITY OF GAITHERSBURG
GAITHERSBURG (9TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
PLAT BOOK: 192 PLAT NO: 70977



GATESTONE STREET (64 R/W)

BLDG PERMIT NO P.I.B 000562

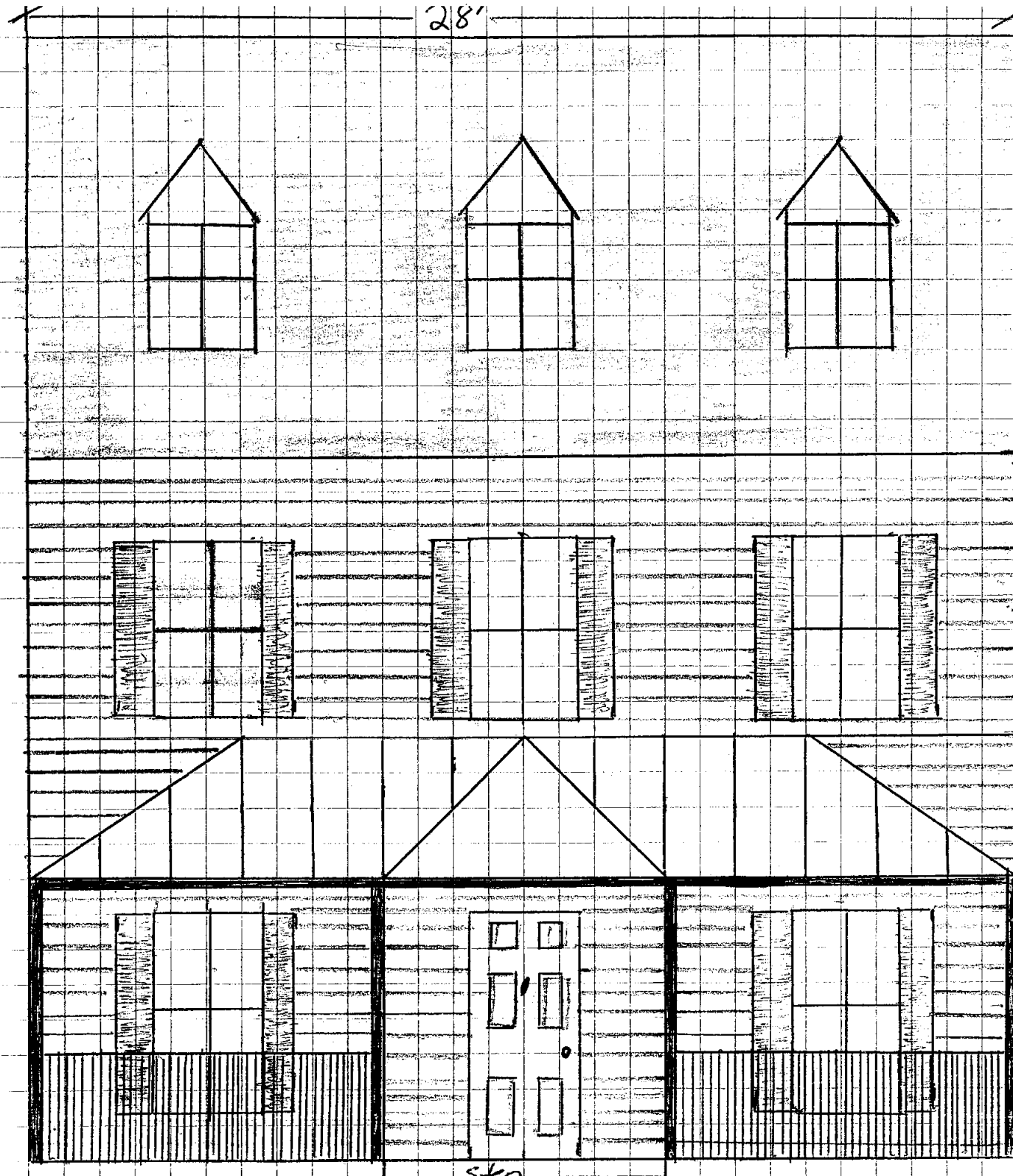
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AFP-06-002

Exhibit #4

2-1-06



PENGAD 800-631-6989

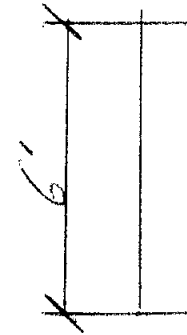
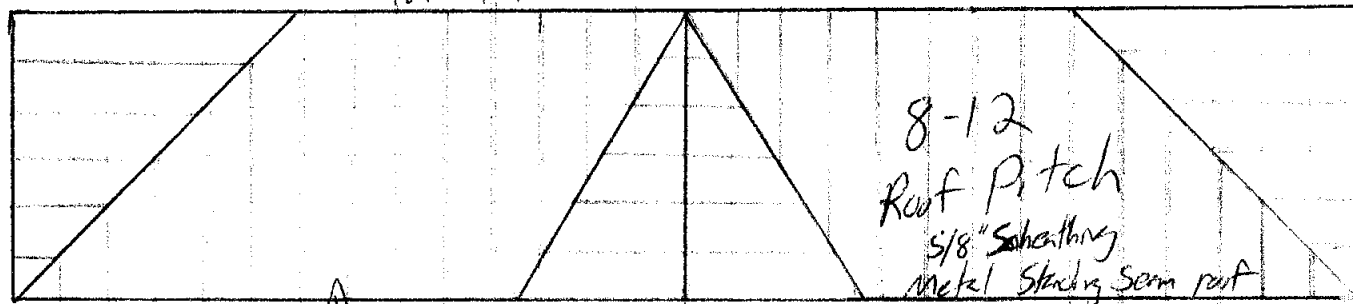
AFP-06-002

Exhibit#5

2-1-06

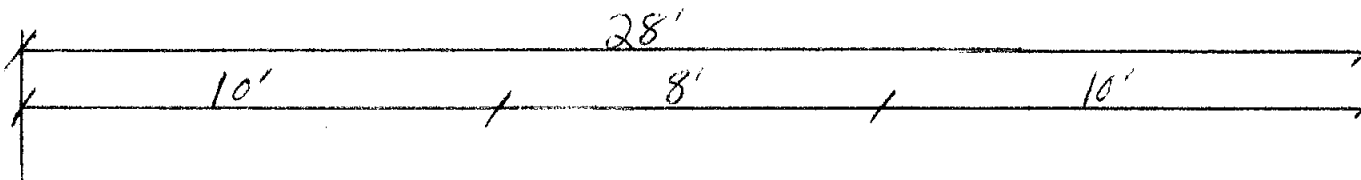
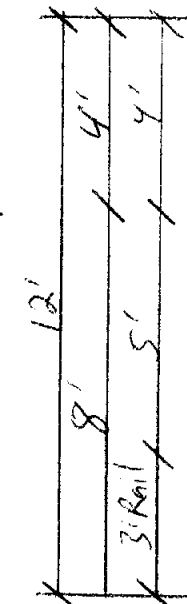
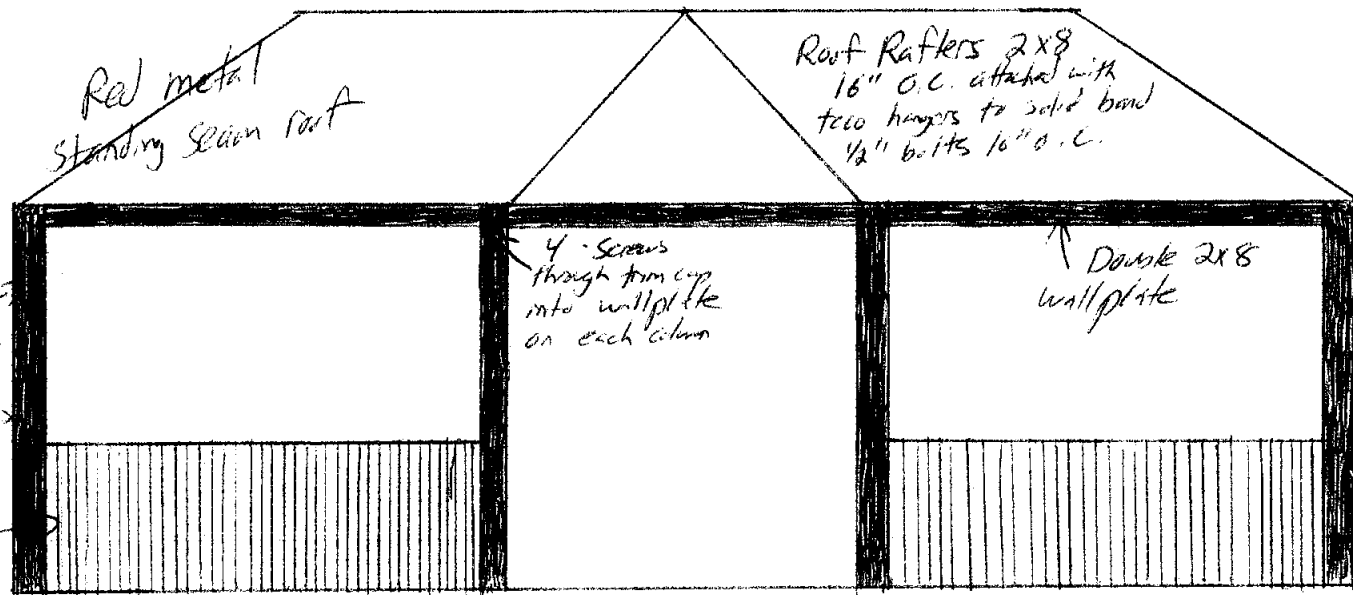
Scale $\frac{1}{4}" = 1'$

Top View



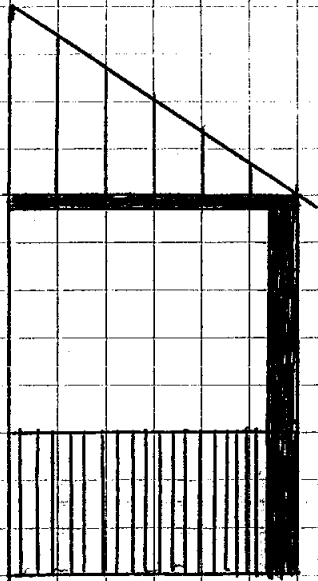
all 2x8
rafters
16" O.C.
4 nails per
attach point

Front View



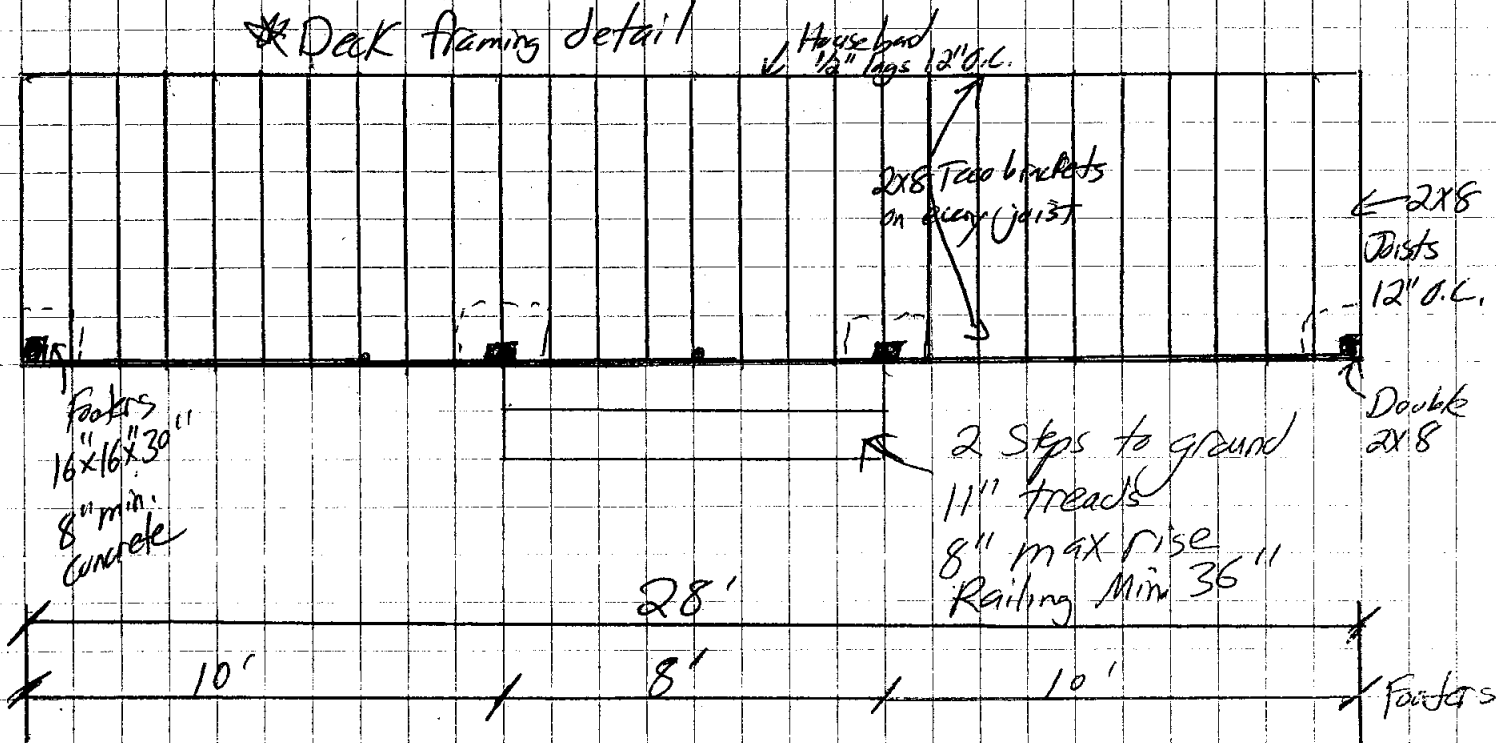
Deck is less than
24" above grade

Scale $\frac{1}{4}" = 1'$



Side View

* Deck framing detail





ComSource Management, Inc

www.lakelands.org

Lakelands Community Association
960 Main Street
Gaithersburg, MD 20878
P. 240-631-8338
F. 240-631-8311

November 8, 2005

Todd & Ivey Farber
712 Gatestone St
Gaithersburg, MD 20878

Dear Mr. & Mrs. Farber

Please note that the Lakelands Community Association's Design Review Committee has reviewed your recent request for the following exterior additions and/or modifications:

Change(s) Add a porch to front of the house

Approved with the following stipulations:


- **Please provide elevation drawings for file**
- **Any adverse drainage requirements which might result from the construction of a deck, patio, or screened porch must be considered and remedied.**
- **All gutters and downspouts, including replacements, must be uniform in color and design.**

You may commence construction of the exterior additions/modifications immediately after securing all appropriate permits. Please note in accordance with the Community Constitution and your application, "all work must commence within six (6) months of the date of approval and be substantially complete within twelve (12) months or the approval will be deemed withdrawn."

Upon completion, the change may be inspected by the Committee to insure compliance with the original design submitted; as the attached Association permit must be displayed as required by the Committee.

On behalf of the Design Review Committee, let me thank you for your cooperation with, and support of, of the Community Constitution. Should you have any additional questions, feel free to contact this office at the number above or via e-mail at Debbie@lakelands.org

Sincerely,


Deborah Durham, CMCA®
Community Property Manager
Lakelands Community Association

